

**PLACER COUNTY
OFFICE OF EMERGENCY SERVICES**

M E M O R A N D U M

TO: Honorable Board of Supervisors

FROM: Thomas Miller, County Executive Officer
by: Rui Cunha, Emergency Services Program Manager

DATE: March 21, 2006

SUBJECT: Adopt a resolution establishing Zone of Benefit 193, *North Auburn/Ophir Fire*, and continue the existing and approved revenue sources within the Zone of Benefit.

ACTION REQUESTED

Adopt a resolution establishing Zone of Benefit No. 193, *North Auburn/Ophir Fire*, to fund provision of fire protection services by Placer County Fire in the Placer Consolidated Fire Protection District (District) upon its dissolution, on or about April 10, 2006, and continue all existing and approved revenue sources within the new Zone.

BACKGROUND

Establishing the Zone of Benefit

The Board of Supervisors creates a zone of benefit within the County Service Area (CSA 28) to fill funding gaps between provision of general County services and "special services." Fire protection is a special service that is normally funded in fire districts by a portion of local property taxes and, if additional funding is required, by a special assessment, on each parcel in the district. Placer Consolidated Fire Protection District (District) is supported in just this manner. However, due to projected fiscal shortfalls from which the District is unable to recover, it chose to dissolve itself as an independent fire district.

Therefore, on January 9, 2006 the District Board of Directors directed its staff to initiate proceedings with the Placer Local Agency Formation Commission ("Placer LAFCo") to dissolve and cease doing business pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000 et seq). On February 7, 2006 the Board of Supervisors ("Board") of Placer County ("County") agreed to assume, upon dissolution of the District, fire protection responsibilities within the District territory, and integrate operations into those of Placer County Fire based on a Board approved transition plan.

Accepting Current Fire Protection Revenues

On February 8, 2006, LAFCo adopted Resolution 2006-02 which provided that all property taxes and ongoing approved revenues of the District, including existing benefit assessments, special taxes, general taxes, fiscal assets, reserves, and other assets shall transfer to, and be used by the County to fund operations under a new zone of benefit. Ongoing approved revenues of the District include all of those listed above and fees that it receives for plan checks and inspections done in accordance with the attached fee schedule. (Attachment A)

The creation of Zone of Benefit 193 within CSA 28, allows the County to accept the transfer of all property taxes and ongoing approved revenues of the District.

FISCAL IMPACT

Existing ad valorem property tax revenues and the existing benefit assessment, special taxes, general taxes, and other assets and revenues are adequate to fund all costs associated with creating and maintaining this Zone of Benefit for fire protection services. Therefore, there is no fiscal impact to the General Fund as a result of approval of this Resolution.

Attachments:

- A- Placer Consolidated Fire Fees Schedule
- B- Resolution with: Exhibit A
Exhibit 'B'

**PLACER CONSOLIDATED FIRE DISTRICT
REVISED SCHEDULE OF FEES AND CHARGES
As Revised Effective August 1, 2004**

The following fees itemized below are considered minimum charges for the specified activity and are based on the hourly rate of \$53.00. The specific charges listed below cover the time involved to complete each phase of construction. These fees cover the following:

1. CONSULTING

The District will provide consulting for proposed projects at the above hourly rate with a minimum charge of one-hour. The hourly rate also applies to Environmental Impact Review letters or other written correspondence prior to submittal.

In the event District personnel determine a project requires the services of an independent consulting contractor to review the plans submitted, inspect the development, or assist District personnel in ensuring the project meets the requirements placed on it by the District, the costs shall be the responsibility of the development. The District shall hire and make payment to the independent consulting contractor and the listed responsible party shall pay all fees associated with the independent consulting contractor that have been incurred prior to final acceptance.

2. CIVIL DESIGN REVIEW AND CONSTRUCTION

a) Pre construction meetings- This includes meeting with the developer or their representative to review and amend plans to meet District requirements.

b) Plan review – Review plans as submitted for compliance with District requirements. This includes one re-submittal for corrections. Additional fees at the above hourly rate will be charged for more than one re-submittal, plan changes beyond the first re-submittal requiring review or any other item not covered by the initial fees.

c) Site Construction Inspections and Testing – Conduct on site inspections to include:

- 1) One inspection of fire hydrant piping and thrust blocks
- 2) Two inspections to Hydrostatically test and system flush of hydrant system
- 3) One inspection of fire service line/sprinkler system piping and thrust blocks
- 4) Two inspections to Hydrostatically test and system flush of sprinkler system
- 5) One final inspection

Additional fees at the above rate will be charged for more than the expected number of on site inspections, plan changes beyond the first re-submittal requiring review, contractor requests, contractor mistakes that require additional inspections and any other item not covered by the initial fees.

d) Fee schedule - for civil design review and construction services described above in subparagraphs a-c, inclusive, the listed responsible party shall pay all outstanding fees that have been incurred prior to final acceptance:

1. Commercial Development

- a. 1-15,000 square feet _____ \$500.00
- b. 15,001-50,000 square feet _____ \$600.00
- c. Over 50,000 square feet _____ \$800.00

2. Residential Subdivisions/Lot splits

- a. 1-4 units (lot split) _____ \$100.00
- b. 5-30 units _____ \$600.00
- c. Over 30 units _____ \$800.00

3. BUILDING PLAN CHECK

a) Plan review – Review plans as submitted for compliance with current code and District requirements. This includes one re-submittal for corrections. Additional fees at the above hourly rate will be charged for more than one re-submittal, plan changes beyond the first re-submittal requiring review or any other item not covered by the initial fees.

b) Inspection – Conduct an on-site final inspection for compliance. Additional fees at the above hourly rate will be charged for more than the expected number of on site inspections, plan changes beyond the first re-submittal requiring review, contractor requests, contractor mistakes that require additional inspections and any other item not covered by the initial fees.

c) Fee schedule - for building plan check services outlined above the listed responsible party shall pay all outstanding fees that have been incurred prior to final acceptance:

- 1) Any Commercial Building _____ \$50.00
- 2) Special occupancy classifications (I, H, A and R1)
 - a. 1-15,000 square feet _____ \$100.00
 - b. 15,000-50,000 square feet _____ \$160.00
 - c. Over 50,000 square feet _____ \$250.00

4. FIRE SPRINKLER PLAN CHECK

- a) **Plan review** – Review plans as submitted for compliance with District requirements. This includes one re-submittal for corrections. Additional fees at the above hourly rate will be charged for more than one re-submittal, plan changes beyond the first re-submittal requiring review or any other item not covered by the initial fees.
- b) **Site Construction Inspections and Testing** – Conduct on site inspections to include:
- 1) One inspection of overhead piping
 - 2) One inspection T-bar, drops, concealed spaces
 - 3) Two inspections to Hydrostatically test and system flush
 - 4) One final inspection and alarm test

Additional fees at the above rate will be charged for more than the expected number of on site inspections, plan changes beyond the first re-submittal requiring review, contractor requests, contractor mistakes that require additional inspections and any other item not covered by the initial fees.

- c) **Fee schedule** - for fire sprinkler plan check services outlined above the listed responsible party shall pay all outstanding fees that have been incurred prior to final acceptance:

1) 1-99 heads	\$250.00
2) 100-200 heads	\$300.00
3) Over 200 heads	\$500.00

5. EARLY WARNING DETECTION SYSTEM

- a) **Plan review** – Review plans as submitted for compliance with District requirements. This includes one re-submittal for corrections. Additional fees at the above hourly rate will be charged for more than one re-submittal, plan changes beyond the first re-submittal requiring review or any other item not covered by the initial fees.
- b) **Inspection and testing** – Conduct an on-site inspection to include testing of the system with final inspection. Additional fees at the above hourly rate will be charged for more than the expected number of on site inspections, plan changes beyond the first re-submittal requiring review, contractor requests, contractor mistakes that require additional inspections, alarm test failure requiring additional testing and any other item not covered by the initial fees.
- c) **Fee schedule** - for early warning detection services outlined above the listed responsible party shall pay all outstanding fees that have been incurred prior to final acceptance:

ATTACHMENT A

- 1) Automatic/manual, 1 to 10,000 square feet _____ \$100.00
- 2) Automatic/manual, Over 10,000 square feet _____ \$160.00
- 3) Fire sprinkler monitoring _____ \$100.00

6. FIXED HOOD SYSTEM PLAN CHECK

Per Each system _____ \$100.00

7. TENANT IMPROVEMENT PLAN CHECK

Any Commercial Building _____ \$100.00

8. REPORTS

Per Report/Document _____ \$5.00 For First Page
_____ \$.25 Per Page Thereafter
Exception: Allied Agency and Victims _____ No Charge

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Reso. No: _____

**A RESOLUTION ESTABLISHING ZONE OF BENEFIT
NO. 193 IN COUNTY SERVICE AREA NO. 28 AND
CONTINUING EXISTING AND APPROVED
REVENUE SOURCES WITHIN SAID TERRITORY**

The following **RESOLUTION** was duly passed by the Board of Supervisors of Placer County at a regular meeting held **March 21, 2006**, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of the Board _____

WHEREAS, on January 9, 2006 the Board of Directors of the Placer Consolidated Fire Protection District ("District") directed its staff to initiate proceedings with the Placer Local Agency Formation Commission ("Placer LAFCo") to dissolve and cease doing business pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000 et seq.), and

WHEREAS, on February 7, 2006, the Board of Supervisors ("Board") of Placer County ("County") agreed to assume, upon dissolution of the District, the responsibility for providing fire protection services within the territory served by the District and integrate the territory into the operation of Placer County Fire based upon a transition plan approved by the Board, with the costs of services to be funded by existing District property tax revenues and pre-existing and approved charges upon parcels within the District to be transferred to the County, implemented through creation of a new zone of benefit within the existing County Service Area No. 28 ("CSA 28"); and

WHEREAS, on February 8, 2006, Placer LAFCo adopted LAFCo Resolution No. 2006-02, which provided that all property taxes and ongoing approved revenues of the District, including any existing benefit assessments, special taxes, general taxes, fiscal assets, reserves and other assets shall transfer to the County and be used by the County to fund operations under a new zone of benefit to be established by the County prior to the effective date of the dissolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PLACER COUNTY THAT:

- 1) The Board does hereby create and establish Zone of Benefit No. 193 within County Service Area No. 28, to be known as *North Auburn/Ophir Fire*, for the purposes of providing fire protection and emergency services, the boundaries of which are shown in and legally described by Exhibits A and B, attached hereto and incorporated herein by reference; and
- 2) The Board does hereby accept all base and increment ad valorem property taxes and continue all approved ongoing revenue sources of the Placer Consolidated Fire Protection District existing as of the date of dissolution of the District, including any existing fees for plan checks and inspections, benefit assessments, special taxes, general taxes, fiscal assets, reserves, and other assets and revenues, to be used as determined necessary and appropriate to fund operations within the new zone of benefit, with all future decisions regarding funding and levels of service within the new zone of benefit determined by the Board as part of its ongoing administration of Placer County Fire.

Legal Description**LEGAL DESCRIPTION****NORTH AUBURN/OPHIR FIRE**

A portion of Township 12 North, Range 7 East, Township 12 North, Range 8 East, Township 13 North, Range 7 East, Township 13 North, Range 8 East, Township 14 North, Range 7 East & Township 14 North, Range 8 East, M.D.M., Placer County California more particularly described as follows:

Beginning at the east quarter corner of Section 20, Township 12 North, Range 8 East; thence from said Point of Beginning west along the east-west centerline of Sections 19 and 20, said Township and Range one and one half (1 ½) miles to the center of said Section 19; thence north along the north-south centerline of said section 19 a distance of one half (1/2) mile to the north quarter corner thereof; thence west along the south line of Section 18, said Township and Range a distance of one half (1/2) mile to the southwest corner thereof; thence north along the west line of said Section 18 a distance of 2,950 feet more or less to the center of Auburn Ravine; thence northwesterly along the center of Auburn Ravine the following nineteen (19) courses:

- 1) North 80°20' West a distance of 347.51 feet
- 2) North 71°32' West a distance of 415.00 feet
- 3) North 79°10' West a distance of 128.20 feet
- 4) North 70°27' West a distance of 358.00 feet
- 5) North 72°10' West a distance of 127.00 feet
- 6) North 72°13' West a distance of 540.44 feet
- 7) South 52°54' West a distance of 299.41 feet
- 8) South 52°55' West a distance of 29.87 feet
- 9) South 36°53' West a distance of 213.46 feet
- 10) North 47°00' West a distance of 100.00 feet
- 11) North 14°29' West a distance of 250.00 feet
- 12) North 28°06' West a distance of 42.45 feet
- 13) North 80°52' West a distance of 160.80 feet
- 14) North 71°03' West a distance of 106.70 feet
- 15) North 89°54' West a distance of 202.36 feet
- 16) North 77°09' West a distance of 184.77 feet
- 17) North 47°06' West a distance of 208.60 feet
- 18) North 67°52' West a distance of 340.10 feet
- 19) North 75°41' West a distance of 80.54 feet more or less to the south line of the northeast quarter of the of the northwest quarter of Section 13, Township 12 North, Range 7 East; thence west along said north line a distance of 401.66 feet to the north-south centerline of the northwest quarter of said Section 13; thence north along said north-south centerline a distance of 5.64 feet more or less to the approximate center of Auburn Ravine; thence along the approximate center of Auburn Ravine the following twenty (20) courses:

EXHIBIT A

Legal Description

- 1) South 80°20' West a distance of 152.7 feet
- 2) North 83°42' West a distance of 21.8 feet
- 3) North 69°21' West a distance of 75.6 feet
- 4) North 52°02' West a distance of 22.7 feet
- 5) North 30°31' West a distance of 18.8 feet
- 6) North 13°35' West a distance of 76.8 feet
- 7) North 08°32' West a distance of 83.1 feet
- 8) North 07°50' East a distance of 15.2 feet
- 9) North 55°24' East a distance of 97.7 feet
- 10) North 38°05' East a distance of 52.8 feet
- 11) North 16°15' East a distance of 217.3 feet
- 12) North 19°21' East a distance of 58.5 feet
- 13) North 08°07' East a distance of 183.4 feet
- 14) North 70°00' West a distance of 88.81 feet
- 15) South 81°30' West a distance of 58.0 feet
- 16) North 32°30' West a distance of 123.0 feet
- 17) North 50°00' West a distance of 190.0 feet
- 18) North 70°00' West a distance of 230.0 feet
- 19) North 71°00' West a distance of 400.0 feet
- 20) North 41°00' West a distance of 145.0 feet more or less to the north line of said Section 13; thence west along the north line of said Section 13 a distance of 150 feet more or less to the northeast corner of Section 14, said Township and Range; thence west along the north line of said Section 14 a distance of 125 feet more or less to the centerline of the Auburn Ravine; thence along said centerline the following five (5) courses:
 - 1) South 47°35' West a distance of 80.00 feet
 - 2) South 32°50' West a distance of 200.00 feet
 - 3) North 70°20' West a distance of 205.00 feet
 - 4) North 72°40' West a distance of 230.00 feet
 - 5) North 63°40' West a distance of 395.00 feet to the south line of Section 11, said Township and Range; thence continuing along said centerline the following ten (10) courses:
 - 1) North 49°27'01" West a distance of 159.17 feet
 - 2) North 51°27'01" West a distance of 166.41 feet
 - 3) North 75°57'01" West a distance of 110.00 feet
 - 4) South 81°02'59" West a distance of 185.00 feet
 - 5) North 78°57'01" West a distance of 210.00 feet
 - 6) North 89°57'01" West a distance of 60.00 feet
 - 7) South 73°32'59" West a distance of 215.00 feet
 - 8) North 79°59'01" West a distance of 130.00 feet
 - 9) North 54°29'01" West a distance of 300.00 feet
 - 10) North 65°04'01" West a distance of 305.00 feet to the north-south centerline of said Section 11; thence north along the north-south centerline of said Section 11 a distance of 806.82 feet to the southeast corner of the north half of the southwest quarter of

Legal Description

said Section 11; thence west along the south line of the north half of the southwest quarter of said Section 11 a distance of one half ($1/2$) mile to the southwest corner thereof; thence north along the west line of Sections 11 and 2, said Township and Range a distance of one and one quarter ($1\frac{1}{4}$) miles to the east quarter corner of Section 3, said Township and Range; thence west along the east-west centerline of said Section 3 a distance of one half ($1/2$) miles to the center of said Section 3; thence north along the north-south centerline of said Section 3 a distance of one half ($1/2$) mile to the south quarter corner of Section 34, Township 13 North, Range 7 East; thence west along the south line of said Section 34 a distance of one quarter ($1/4$) mile to the southwest corner of the east half of the southwest quarter of said Section 34; thence north along the west line of said east half and the west line of the east half of the northwest quarter of said Section 34 a distance of one (1) mile to the south line of Section 27, said Township and Range; thence east along said south line a distance of one quarter ($1/4$) mile to the south quarter corner of said Section 27; thence north along the north-south centerline of said Section 27 a distance of one half ($1/2$) mile to the center of said Section 27; thence east along the east-west centerline of said Section 27 a distance of one half ($1/2$) mile to the east quarter corner of said Section 27; thence north along the west lines of Sections 26, 23, 14, 11 and 2, said Township and Range and Section 35, Township 14 north, Range 7 East a distance of five (5) miles more or less to the boundary common to Placer County and Nevada County; thence along said boundary in a generally easterly direction a distance of six (6) miles more or less to the east line of Section 4, Township 13 North, Range 8 East; thence south along the east line of said Section 4 and the east line of Section 9, said Township and Range a distance of three quarters ($3/4$) of a mile more or less the southeast corner of the north half of the northeast quarter of said Section 9; thence west along the south line of said north half a distance of one half ($1/2$) mile to the north-south centerline of said Section 9; thence south along said centerline a distance of three quarters ($3/4$) of a mile to the south quarter of said Section 9; thence west along the south line of said Section 9 a distance of one half ($1/2$) mile to the northwest corner of Section 16 said Township and Range; thence south along the west line of said Section 16 three quarters ($3/4$) of a mile to the northwest corner of the south half of the southwest quarter of said Section 16; thence east along the north line of said south half and the north line of the south half of the southeast quarter of said Section 16, also being the north boundary of the plat entitled "Saddleback" filed in Book M of Maps at Page 23 Official Records of Placer County, a distance of 3267.59 feet to an angle point in the boundary of said plat entitled "Saddleback"; thence continuing along said boundary South $00^{\circ}06'50''$ West a distance of 500.00 feet to an angle point in said boundary; thence continuing along said boundary South $89^{\circ}46'19''$ East a distance of 2004.00 feet to the east line of said Section 16; thence south along said east line a distance of 816.25 feet more or less to the southeast corner of said Section 16; thence east along the north line of Section 22, said Township and Range a distance of one half ($1/2$) mile to the north quarter corner thereof; thence south along the north-south centerline of said Section 22 a distance of one quarter ($1/4$) mile to the northwest corner of the southwest quarter of the northeast quarter of said Section 22; thence east along the north line of said southwest quarter a distance of one quarter ($1/4$) mile to the northeast corner thereof; thence south along the east line of said southwest quarter a distance of one quarter ($1/4$) mile to the southeast corner thereof; thence south along the east line of the northwest quarter of the southeast quarter of said Section 22 a distance of one quarter ($1/4$) mile to the southeast corner thereof; thence east along the north line of the southeast quarter of the southeast quarter of said Section 22 to

EXHIBIT A

Legal Description

the northeast corner thereof; thence south along the east line of said Section 22 and Section 27, said Township and Range a distance of three quarters ($\frac{3}{4}$) of a mile to the east quarter corner of said Section 27; thence west along the east-west centerline of said Section 27 a distance of one half ($\frac{1}{2}$) mile to the center of said Section 27; thence south along the north-south centerline of said Section 27 and Section 34, said Township and Range a distance of one and one quarter ($1\frac{1}{4}$) miles to the northwest corner of the south half of the southeast quarter of said Section 34; thence east along the north line of the south half of the southeast quarter of said Section 34 a distance of one half ($\frac{1}{2}$) mile to the northeast corner thereof also shown on the plat filed in Book 15 of Parcel Maps, Page 69 Official Records of Placer County as a point on the south line of a community road (Mill Pond Road); thence northeasterly along the south line of said community road a distance of 1,400 feet more or less to the westerly right of way of Bowman Road (County Road No. F6009); thence southerly along said westerly right of way a distance of 1,700 feet more or less to the south line of said Section 35; thence east along said south line a distance of 100 feet more or less to the westerly right of way of Interstate 80; thence southerly along said westerly right of way a distance of 3,000 feet more or less to the easterly right of way of the Central Pacific Rail Road; thence southerly along said easterly right of way a distance of 1,300 feet more or less to the west line of Section 2, Township 12 North, Range 8 East; thence south along the west line of said Section 2 a distance of 300 feet more or less to the boundary of the City of Auburn; thence in a generally counterclockwise direction along said City boundary to the Point of Beginning.

EXCEPTING THEREFROM:

A portion of the northwest quarter of Section 11, Township 12 North, Range 7 East, MDM Placer County, California described as follows:

Beginning at the northeast corner of Parcel 2 shown on that plat filed in Book 26 of Parcel Maps, Page 21 Official Records of Placer County as being a point on the west line of said Section 11 North $01^{\circ}18'11''$ West a distance of 1353.64 feet from the west quarter corner thereof; thence from said Point of Beginning North $89^{\circ}16'16''$ East a distance of 55.00 feet; thence South $02^{\circ}00'10''$ West a distance of 389.95 feet; thence on the arc of a tangent 50 foot radius curve to the right, through a central angle of $89^{\circ}16'02''$ an arc length of 77.90 feet to the west line of said Section 11; thence along said west line North $01^{\circ}18'11''$ East a distance of 437.35 feet to the Point of Beginning.

EXHIBIT 'B'



